

ERLANGER COMMERCE CENTER

MASTER PLAN

Erlanger Rd | Erlanger, KY 41018

575,700 Square Feet Available For Lease

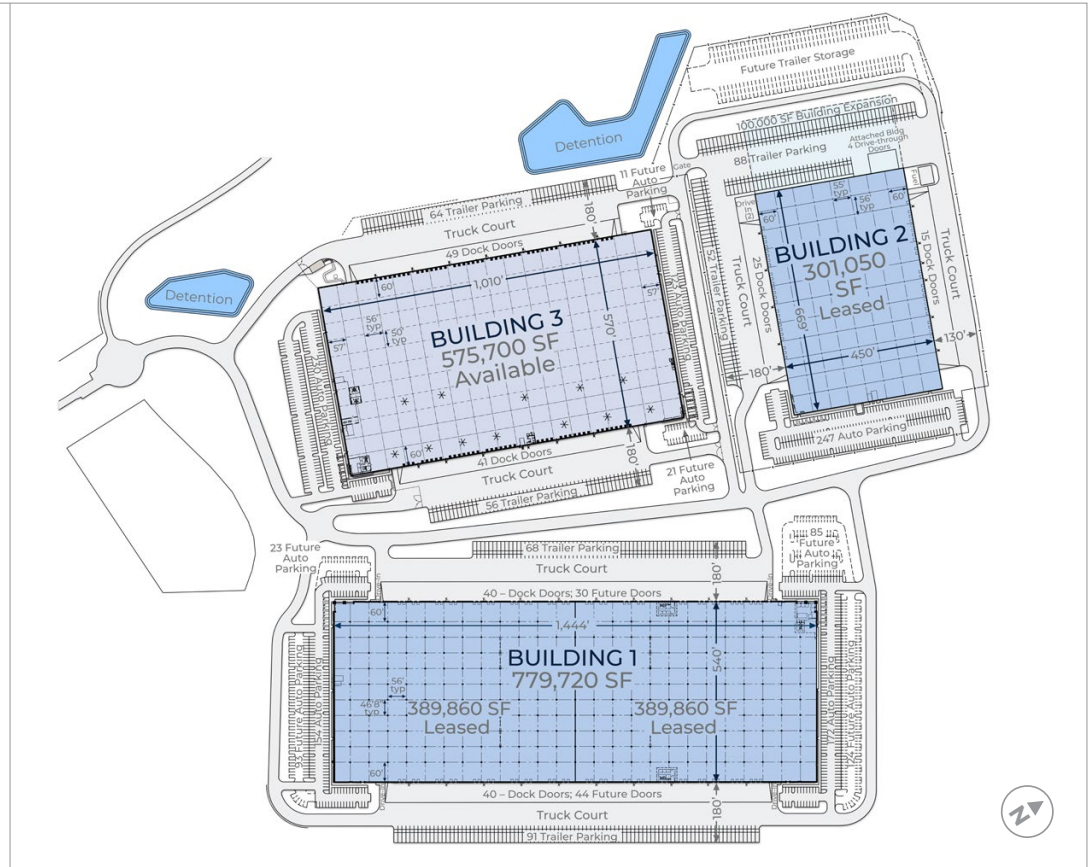
Erlanger Commerce Center is a master-planned Class A logistics park located in the greater Cincinnati market, directly east of Cincinnati / Northern Kentucky International Airport. An outstanding logistics location, this project is ideally located at the intersection of I-71, I-75, and I-275 with direct access, interstate frontage, and excellent visibility. Tenants will benefit from an in-place 30-year PILOT with fixed increases.



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PROPERTY OVERVIEW



575,700 SF available



TPO roof



480 volt / 3-phase electrical service; capacity-to-suit



30-year PILOT in place with fixed increases



Roof-mounted gas-fired warehouse heating and exhaust fans



36' clear height



Office finish-to-suit



Cross dock configuration

Development



TODD BLANTON

901 682 4694 (o) | 205 229 3457 (c)
todd.blanton@hillwood.com

Leasing

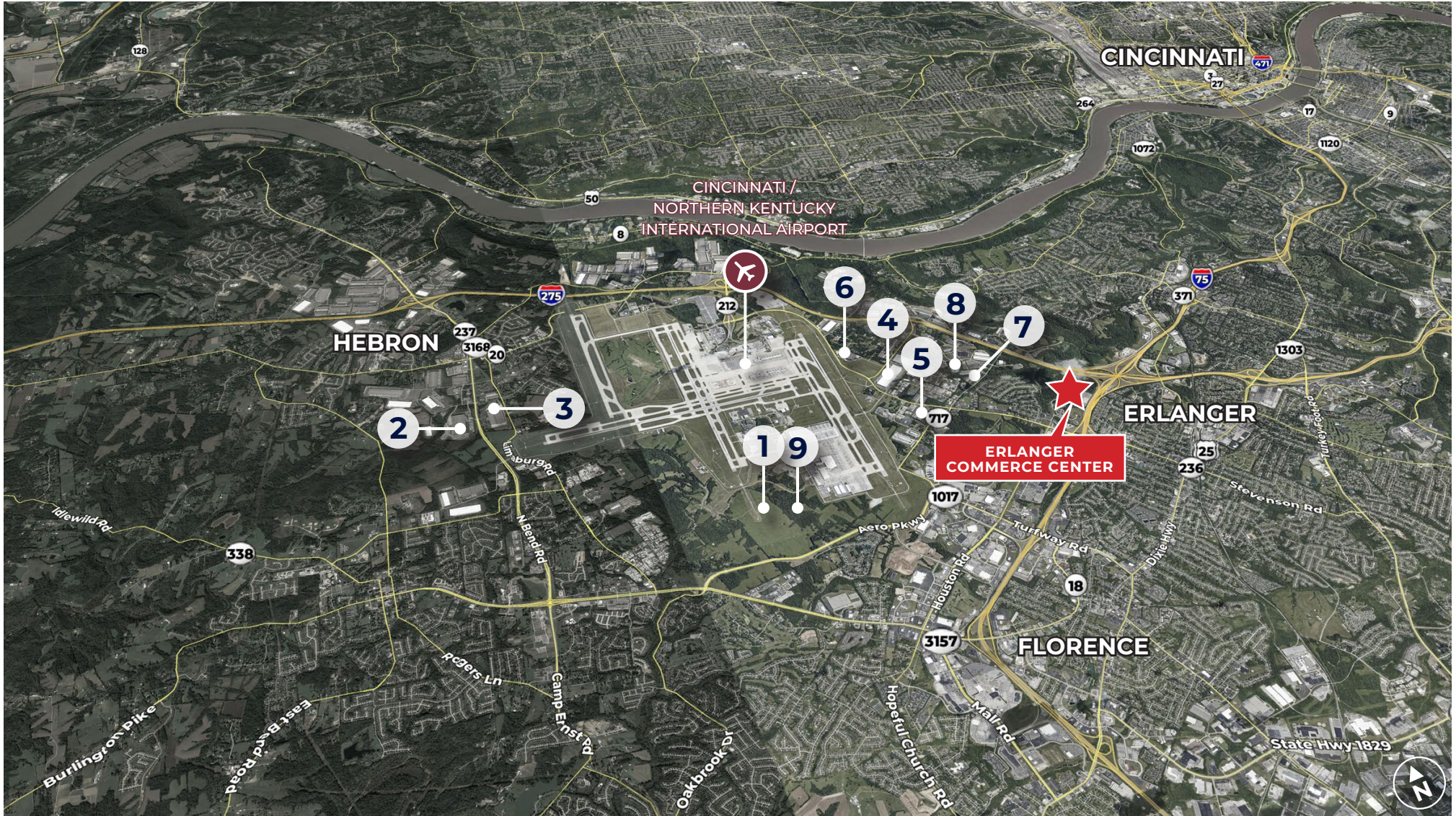


MIKE LOWE

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mike.lowe@cbre.com

Joint Venture Partner













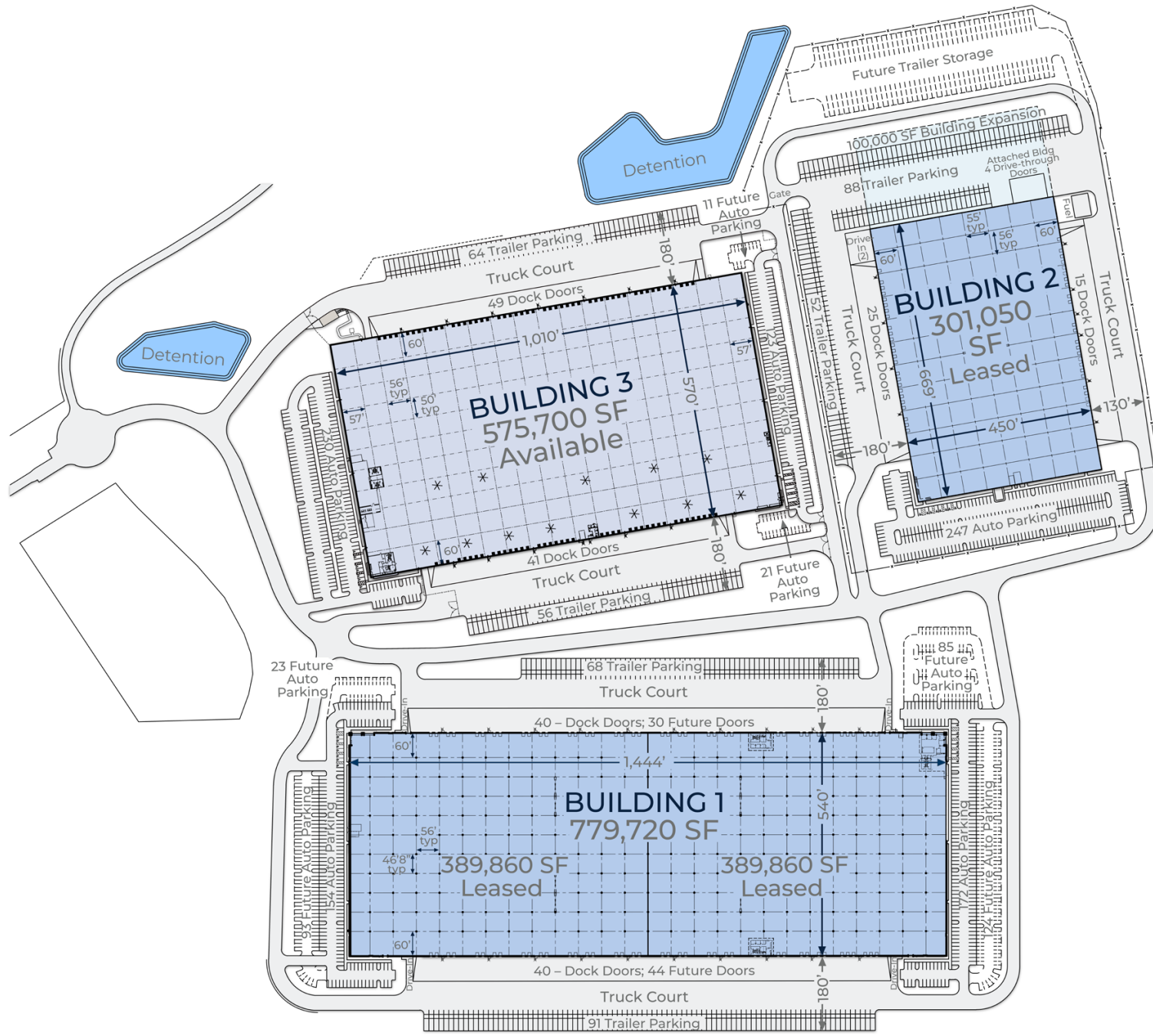


BUSINESSES

- 1. Amazon Air
- 2. Toyota North American Parts
- 3. Levi Strauss
- 4. Wayfair
- 5. Schenker Logistics
- 6. GE Aviation
- 7. Ryder
- 8. Pepsico
- 9. DHL

DRIVE TIMES

Dayton, OH	 67 mi.	 1 hr.	Louisville, KY	 90 mi.	 1 hr. 30 min.	Indianapolis, IN	 125 mi.	 2 hrs.
Lexington, KY	 74 mi.	 1 hr. 15 min.	Columbus, OH	 121 mi.	 2 hrs.			



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SITE PLAN

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PROPERTY PHOTOS



CONTACT

DEVELOPMENT



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LEASING



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JOINT VENTURE PARTNER



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